

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

PREPARED BY: David M. Abramson, Planner II

SUBJECT: Plat, 2-1-05 / Flamingo Village / 800 South Flamingo Road / Generally located south of Interstate 595 between Flamingo Road and Southwest 121th Avenue

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS THE "FLAMINGO VILLAGE" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

The petitioner requests approval of the plat known as the "Flamingo Village." The plat consists of 10.79 Acres (470,012 Square Feet) and restricted to 53 townhouse units. Access onto the site is provided through an 80' non-vehicular access line (NVAL) opening placed on western boundary. The petitioner is also proposing access along the eastern boundary along S.W. 121st Avenue.

The proposed plat is required since the petitioner desires to develop the subject site with townhouse units. This plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, and size. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation.

PREVIOUS ACTIONS: None

CONCURRENCES:

At the November 9, 2005 Planning and Zoning Board Meeting, Mr. Stevens made a motion, seconded by Mr. Luis, to approve P 2-1-05 / Flamingo Village. **(Motion carried 4-0, Vice-Chair McLaughlin was absent)**

FISCAL IMPACT: N/A

RECOMMENDATION(S):

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. In addition, the following conditions shall be met:

1. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.
3. Staff recommends that this proposed development application be thoroughly analyzed, for no multi-family developments have yet been approved along the Flamingo Road corridor. The approval of this application would set the possible trend of multi-residential development along this corridor.

Attachment(s): Resolution, Planning Report, Plat

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS THE "FLAMINGO VILLAGE" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat to be known as the "Flamingo Village" was considered by the Town of Davie Planning and Zoning Board on October 12, 2005;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The plat known as the "Flamingo Village" is hereby approved subject to the conditions stated on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign said plat on behalf of the Town and the Town Clerk is directed to affix the Town seal to said plat.

SECTION 3. Any improvements required to satisfy Traffic Concurrency should be located within the Town of Davie.

SECTION 4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2006

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS ____ DAY OF _____, 2006

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:

Name: Mark Landau
Flamingo Village Corp.
Address: 350 South Ocean Boulevard, Unit 10B
City: Boca Raton, FL 33432
Phone: (561) 305-4646

Petitioner:

Name: Gus Khavanin
Address: 800 S.W. 36th Court
City: Davie, FL 33330
Phone: (954) 224-1380

Background Information

Application History: No deferrals have been requested

Application Request: Approval of the plat known as the "Flamingo Village"

Address/Location: 800 South Flamingo Road / Generally located south of Interstate 595 between Flamingo Road and Southwest 121th Avenue

Future Land Use Plan Map: Residential 5 DU/AC

Existing Zoning: AG, Agricultural District

Existing Use: Vacant

Proposed Use: 53 Townhouse unit development

Net Parcel Size: 9.26 Acres (403,465 Square Feet)

Gross Parcel Size: 10.79 Acres (470,012 Square Feet)

Surrounding Uses:

North: Nursery / Single-family residential
South: Nursery / Single-family residential
East: Multi-family residential community
West: Mobile home community

Surrounding Future Land Use Plan Map Designations:

Residential-5 DU/AC
Residential-5 DU/AC
Residential-5 DU/AC
Residential-10 DU/AC

| | |
|---------------|--|
| | <u>Surrounding Zoning:</u> |
| North: | AG, Agricultural District |
| South: | AG, Agricultural District |
| East: | RM-5, Low Medium Density Dwelling District |
| West: | R-1T (County) |

Zoning History

Related Zoning History:

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Concurrent application requests on same property:

Rezoning Application (ZB 3-1-05), this rezoning application is to amend the existing zoning of the 9.26 acre subject site from, AG, Agricultural District, to RM-5, Low Medium Dwelling District

Master Site Plan Application (MSP 7-4-05), this master site plan application is for the development of 53 townhouse units.

Application Details

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject site consists of 9.26 Acres (403,465 Square Feet).
2. *Restrictive Note:* The plat is restricted to 53 townhouse units.
3. *Access:* Access onto the site is provided through an 80' non-vehicular access line (NVAL) opening placed on western boundary. The petitioner is also proposing access along the eastern boundary along S.W. 121st Avenue.
4. *Trails:* Plans in place for a future recreational trail along Frontage Road's right-of-way, west of the subject site.
5. *Easements and Reservation:* The plat is proposing a 12-foot utility easement along the perimeter of the plat. An overlapping 15' drainage easement runs along the northern and southern boundary lines, while a 50' drainage easement is located along the most eastern boundary line. Moreover, the plat also shows a 20' and 30' canal maintenance easement in the 50' drainage easement. Finally, the plat illustrates a 12' and 32' road easement along the western boundary line.
6. *Dedications:* The plat is proposing to dedicate 25-feet of right-of-way along the eastern boundary line parallel to S.W. 121st Avenue.

7. *Drainage:* The subject property lies within Central Broward Water Control District. Approval from Central Broward Water Control District shall be obtained prior to issuance of any site development permit.
8. *Compatibility:* The proposed townhouse development is permitted with both existing and allowable uses on and adjacent to this property.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Article XII Subdivisions and Site Plans.

Section 12-360(B) (1) of the Land Development Code, platting requirements.

Section 12-366.1 (A) thru (D) Submission requirements for plats.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 4. This planning area is bordered by SR 84 on its north, University Drive on its east, Flamingo Road on its west, and an irregular border on its south that corresponds to Nova Drive and, SW 14 Street and the Village at Harmony Lake development. A portion of the University Drive and SR 84 commercial corridors are included in this area, as are several planned residential communities and mobile home parks.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 100. The Broward County Land Development Code requires that any changes or waivers to requirements of development permit applications be reviewed and approved or disapproved by the municipality with final approval by Broward County Commission.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2: The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Uses portion of the Implementation Section.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Significant Development Review Committee (DRC) Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning: The location map should be revised to illustrate SW 121st Avenue and not SW 58th Avenue. *(This has been corrected)*

Engineering: Provide concrete sidewalk along the public roads. *(The applicant agrees to provide sidewalk and will be accessed during the site plan review)*

Staff Analysis

The proposed plat is required since the petitioner desires to develop the subject site with townhouse units. This plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, and size. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation.

Findings of Fact

Staff finds that the plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, and size. The proposed townhouse development could be considered compatible with the adjacent properties to the east and west. However, a townhouse development does not appear to be a compatible use along the Flamingo Road corridor. Flamingo Road is a designated scenic corridor and represents the Town's rural atmosphere and lifestyle. As a result, no multi-family developments have yet been approved along this corridor. The petitioner has proposed a townhouse development that may conflict with the Town's vision of this corridor.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. In addition, the following conditions shall be met:

1. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.

3. Staff recommends that this proposed development application be thoroughly analyzed, for no townhouse developments have yet been approved along the Flamingo Road corridor.

Planning and Zoning Board Recommendation

At the November 9, 2005 Planning and Zoning Board Meeting, Mr. Stevens made a motion, seconded by Mr. Luis, to approve P 2-1-05 / Flamingo Village. **(Motion carried 4-0, Vice-Chair McLaughlin was absent)**

Town Council Action

Exhibits

1. Future Land Use Plan Map
2. Zoning and Aerial Map
3. Plat

Prepared by: _____

Reviewed by: _____

[illegible]

Prepared By: D.M.A.
Date Prepared: 9/12/05



0 500 Feet

Scale

Exhibit 2 (Aerial, Zoning, and Subject Map)



The Town of Davie
Development Service Department
Planning & Zoning Division

0 500 Feet

Scale



Plat Application
P 2-1-05/ Flamingo Village
Aerial, Zoning, and Subject Site Map

Prepared By: D.M.A.
Date Prepared: 9/12/05